



City of
Kelowna

Z24-0016 1870 Treetop Rd

Rezoning Application

Purpose

- ▶ To rezone the subject property from the RR1 – Large Lot Rural Residential zone to the RU2 – Medium Lot Housing zone to facilitate a 26-lot subdivision.

Development Process

May 6, 2024

Development Application Submitted



Staff Review & Circulation



Oct 24, 2024

Neighbour Notification Received



Nov 18, 2024

Initial Consideration

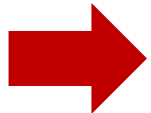


Reading Consideration

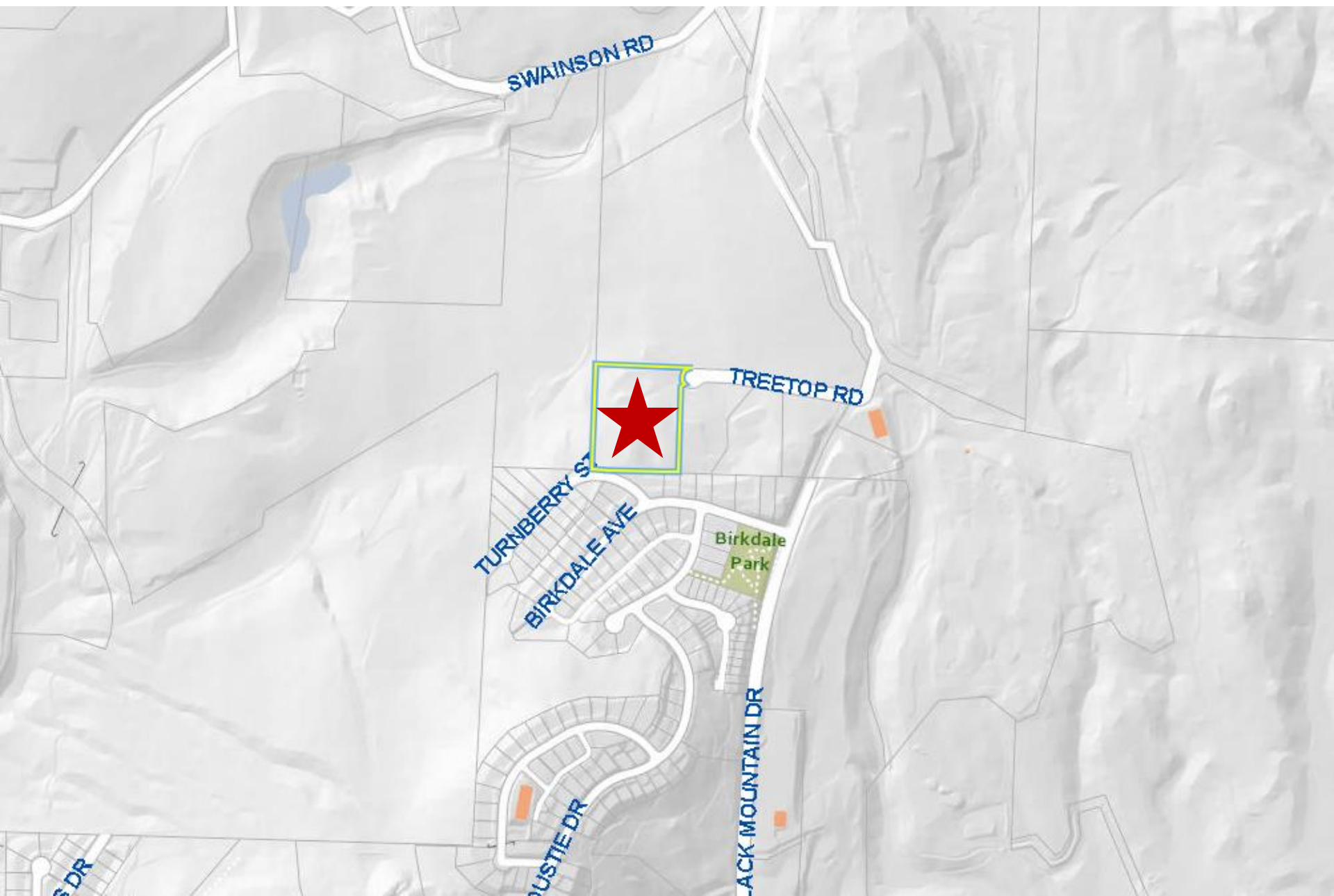


Final Reading

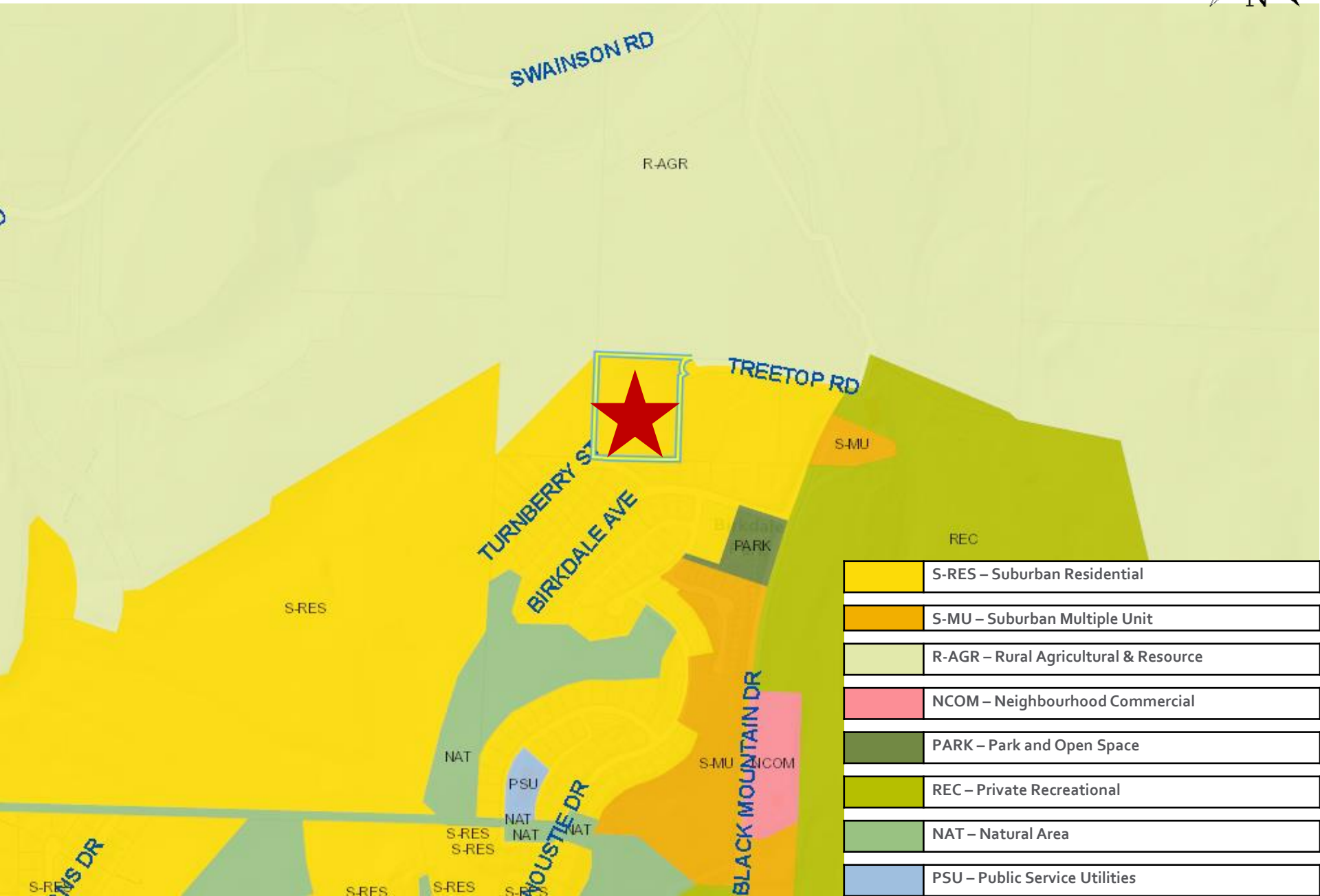
Council
Approvals








Context Map

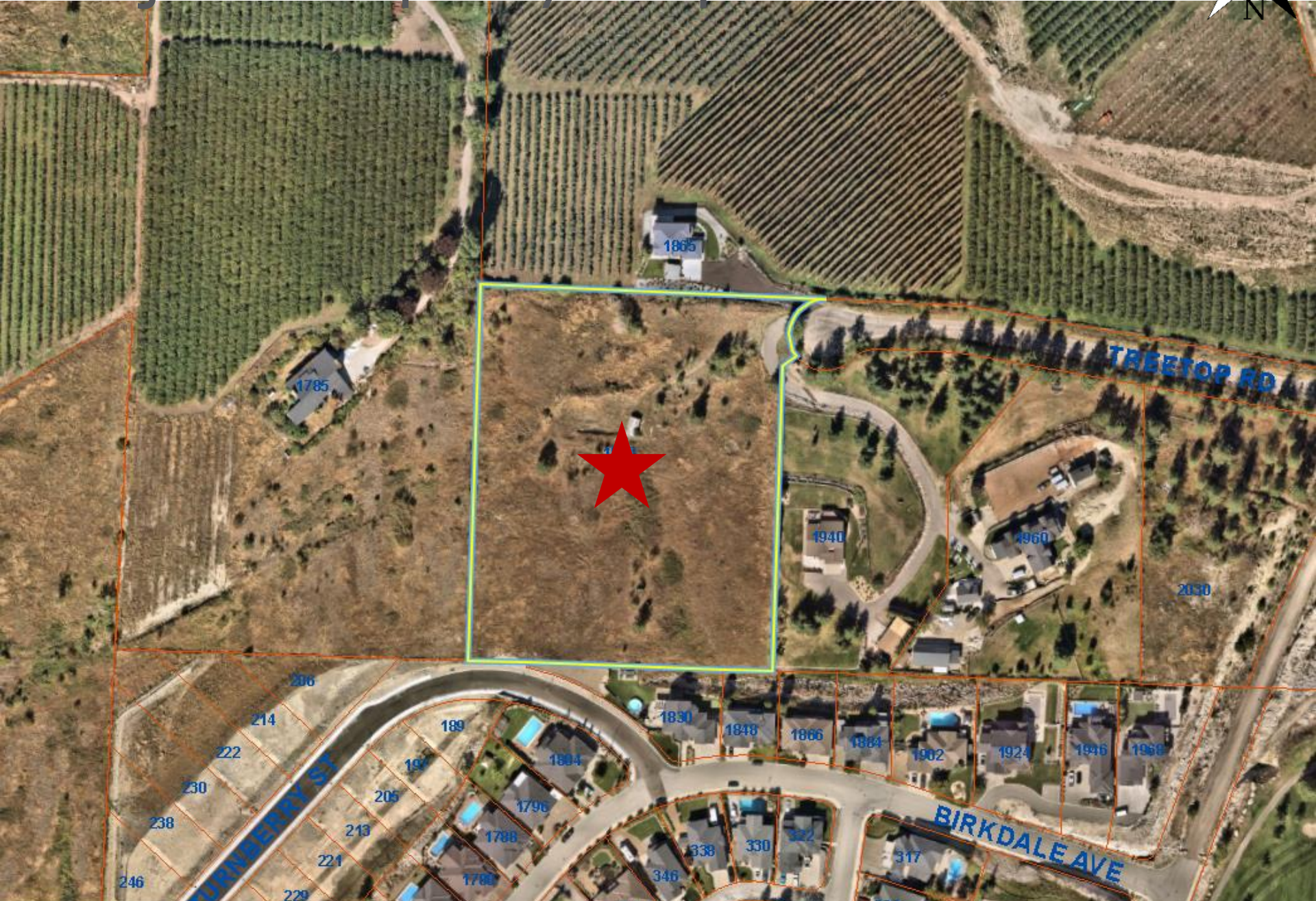


OCP Future Land Use



	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	PARK – Park and Open Space
	REC – Private Recreational
	NAT – Natural Area
	PSU – Public Service Utilities

Subject Property Map



Background

- ▶ In March 2022 Council gave 1st -3rd readings to a Rezoning Bylaw (Z20-0096) to rezone the subject property to the RU1h – Large Lot Housing (Hillside Area) zone.
- ▶ The bylaw was not adopted, and was rescinded with the adoption of the new Zoning Bylaw No. 12375.

Site Plan



RU₂ – Medium Lot Housing Zone

Purpose

- To provide a zone for up to 4 dwelling units on medium serviced urban lots.

Summary of Uses

- Single Detached Housing
- Semi-Detached Housing
- Duplex Housing
- Townhouses
- Secondary Suite
- Home Based Business
- Child Care Centre, Minor

RU2 – Medium Lot Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Maximum Height with Walk-out Basements	Front Elevation: 9.0 m Rear Elevation: 12.5 m
Maximum Number of Units	4 dwelling units per lot
Maximum Site Coverage of Buildings	40%

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Yellow
5 min Walk to Park	Dark Green
10 min Bike to Public School	Yellow
20 min Bus to Urban Centre/Village Centre/Employment Hub	Yellow
Retaining Trees and/or Adding Trees	Light Green
OCP Climate Resilience Consistency	Yellow

OCP Objectives & Policies

- ▶ S-RES – Suburban Residential
 - ▶ Policy 7.2.1. Ground-Oriented Housing
 - ▶ Policy 7.2.2. Hillside Housing Forms

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use S-RES
 - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - ▶ Ground Oriented Housing
 - ▶ Subject property part of important road connections nodes in neighbourhood.